

# 13 Golf Links Avenue, Warwick, Qld 4370



Realty

## House For Sale

Thursday, 11 April 2024

13 Golf Links Avenue, Warwick, Qld 4370

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 765 m2**

**Type: House**



Mark Mauch  
0419519979

## OFFERS OVER \$495,000

Located in the quiet street of Golf Links Avenue on the northern side of Warwick and just a short stroll to the golf course. This extensively renovated, 3-bedroom, brick dwelling sits on 765 sq metres of freehold land presents in immaculate condition. Just 2.5km from the centre of town, the property is even closer to schools, walking trails, parks, and recreational facilities. In the past 12 months the home has undergone a major transformation which includes: **NEW KITCHEN WITH:** - • New cabinetry and benchtops, plus pantry • All new appliances with electric oven and induction hotplate with overhead pullout rangehood. • Double sink with dual mixer • Filtered tank water connected to the kitchen as well as town water. **OPEN PLAN LOUNGE & DINING WITH:** - • New floor coverings • New lights and wiring (throughout the home) • Dual blinds (sheer and block out) • New wood heater with electric fan • Reverse cycle air conditioning unit • Freshly painted (throughout the home) **3 SPACIOUS BEDROOMS WITH:** - • Brand new carpet • Reverse cycle air conditioning in the master • Built in wardrobes in each room. • New ceiling fans **BATHROOM AND LAUNDRY WITH:** - • All new shower and vanity with heat lamps and extraction fans • Separate toilet alongside • New cabinetry in the laundry • New tiles throughout both laundry and bathroom Outside the lawns and gardens are well established and of a low maintenance nature. A large undercover outdoor entertaining area runs almost the entire length of the house, offering a spacious area to BBQ and entertain. The backyard is fully fenced with good vehicle access to the rear of the property. Infrastructure at the rear includes a lockup garden shed, as well as a rainwater tank currently plumbed into the kitchen. This beautifully presented home has been spared no expense and sits in a highly desirable and convenient area. Perfect for the owner occupier or investor alike. To arrange an inspection call Mark on 0419 519 979.